

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner II

**SUBJECT:** SP 1-3-05 / 05-478 / Pine Island Park, 3801 Pine Island Road / Generally located on the west side of Pine Island Road, 2,000' north of Orange Drive

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** SP 1-3-05 / 05-478 / Pine Island Park, 3801 Pine Island Road

### **REPORT IN BRIEF:**

The subject site is a 35.73 acres parcel of land located on the west side of Pine Island Road, 2,000' north of Orange Drive. The petitioner is proposing a one-story administration building for the Town's Parks and Recreation Division. Presently, there are parking stalls situated to the north and west of the proposed building. The subject site is currently vacant and is zoned RS, Recreation/Open Space District with an underlying land use of Residential 1 DU/AC.

The petitioner's site design meets the intent of the RS, Recreation/Open Space District. The subject site is designed for pedestrian movement on and throughout the property with internal park sidewalks.

The architectural design of this 3,311 square foot administration building is of a South Florida Mediterranean design.

Access into the Pine Island Park is via vehicular openings along the northern boundary line adjacent to Southwest 36<sup>th</sup> Street, the eastern boundary line next to Pine Island Road, and western boundary line adjacent Southwest 92<sup>nd</sup> Avenue. Traffic enters the property and maneuvers to the western portion of the park to the proposed administration building.

The proposed administration building shall utilize the park's six hundred and nine (609) standard parking spaces. The land development code only requires twelve (12) spaces for the proposed building's total square footage.

The new administration building is compatible with both existing and allowable uses on and adjacent to this property.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve SP 1-03-05, Pine Island Park, based on the planning report. (Motion carried 5-0)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration, with the following condition.

**Attachment(s):** Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner:**

**Name:** Town of Davie  
**Address:** 6591 Orange Drive  
**City:** Davie, Florida, 33314  
**Phone:** (954) 797-1000

**Petitioner:**

**Name:** Norman I. Schwartz, Acai Associates  
**Address:** 2937 West Cypress Creek Road, Suite 210  
**City:** Fort Lauderdale, Florida 33309  
**Phone:** (954) 484-4000

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**Background Information**

**Application Request:** Site plan approval for a new Town of Davie Parks and Recreation Administration Building

**Site Plan Committee**

**Recommendations:** At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve SP 1-03-05, Pine Island Park, based on the planning report. (Motion carried 5-0)

**Address/Location:** 3801 Pine Island Road/Generally located on the west side of Pine Island Road, 2,000' north of Orange Drive

**Future Land**

**Use Plan Map:** Residential 1 DU/AC

**Zoning:** RS, Recreation/Open Space District

**Existing/Proposed Use(s):** Vacant/3,311 sq. ft. Parks and Recreation Administration Building

**Parcel Size:** Approximately 35.73 acres (1,556,398 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Single-Family Residential	Special Classification 3.6
<b>South:</b>	Single-Family Residential	Residential 1 DU/AC
<b>East:</b>	Multi-Family Residential	Residential 10 DU/AC
<b>West:</b>	Park (Tree Tops Park)	Residential 1 DU/AC

	<b><u>Surrounding Zoning:</u></b>
<b>North:</b>	PURD, Planned Unit Residential Development
<b>South:</b>	AG, Agricultural District
<b>East:</b>	RM-10, Medium Dwelling District
<b>West:</b>	RS, Recreation/Open Space District

## Zoning History

### **Related Zoning History:**

*Rezoning application* (ZB 2-1-89), On April 18, 1989, Town Council approved changing the classification of certain lands within the Town of Davie from A-1 and CF to RS.

**Concurrent Request on same property:** None

### **Previous Requests on same property:**

*Variance Application* (V 11-1-99), on December 15, 1999, Town Council approved a variance to exceed the maximum twenty-five (25) height limit permitted within the RS, Recreation/Open Space zoning district to allow for a thirty-five (35) foot high structure.

*Site Plan Application* (SP 11-8-99), on December 15, 1999, Town Council approved a site plan for Pine Island Park Multipurpose Facility, subject to conditions specified in the planning report.

## Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code* (Section 12-24 (J)(15)), the Recreation/Open Space (RS) District. The RS District is intended to implement the parks and recreation classification of the Town of Davie Comprehensive Plan by providing areas for the development of nonprofit active or passive recreational facilities and the preservation of open space.

*Land Development Code* (Section 12-83), Conventional Nonresidential Development Standards, RS, Recreation/Open Space District, requires setbacks: front 25', side 25', rear 25', and maximum height of 25'.

*Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.*

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 2. This planning area is the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

### **Applicable Goals, Objectives & Policies:**

*Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## **Application Details**

The applicant's submission indicates the following:

1. *Site:* The subject site is a 35.73 acres parcel of land located on the west side of Pine Island Road, 2,000' north of Orange Drive. The petitioner is proposing a one-story administration building for the Town's Parks and Recreation Division. Presently, there are parking stalls situated to the north and west of the proposed building. The subject site is currently vacant and is zoned RS, Recreation/Open Space District with an underlying land use of Residential 1 DU/AC. Adjacent to the north, east, and south of the site is single and multi-family residential homes zoned PURD, Planned Unit Residential Development, RM-10, Medium Dwelling District and AG, Agricultural District, to the west is Broward County's Tree Tops Park zoned RS, Recreation/Open Space District.

The petitioner's site design meets the intent of the RS, Recreation/Open Space District. The subject site is designed for pedestrian movement on and throughout the property with internal park sidewalks. The proposed building shall utilize an existing garbage enclosure on the north side of the existing multi-purpose building.

2. *Architecture:* The architectural design of this 3,311 square foot administration building is of a South Florida Mediterranean design. The administration building is designed with clean lines, awnings, and decorative features. An arched entry tower feature with an awning is located on the west elevation. Mechanical equipment is proposed along the northern side of the building are these screened for view. Rectangular doors and windows in impact resistant frames are located on each elevation with concrete eyebrow decorative treatments.
3. *Access and Parking:* Access into the Pine Island Park is via vehicular openings along the northern boundary line adjacent to Southwest 36<sup>th</sup> Street, the eastern boundary line next to Pine Island Road, and western boundary line adjacent Southwest 92<sup>nd</sup> Avenue. Traffic enters the property and maneuvers to the western portion of the park to the proposed administration building.

The proposed administration building shall utilize the park's six hundred and nine (609) standard parking spaces. The land development code only requires twelve (12) spaces for the proposed building's total square footage.

3. *Lighting:* There is existing site lighting for the proposed administration building. The petitioner is only proposing to place decorative wall lights at each exterior door location.
4. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit.
5. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D) 1, Commercial use under 20,000 sq. ft. The plan illustrates plant material along the perimeter of the site including Live Oak, Bald Cypress, Crepe Myrtles, and Carpinteria Palms. All trees on site are maintaining a minimum of 15' from light poles. The mechanical equipment area is screened with scrub materials 36" in height as required per code.
6. *Drainage:* The subject property lies within Central Broward Water Control District. Drainage is served by a proposed retention area located on the northwestern portion of the property. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.
7. *Open Space and Recreation:* The Pine Island Ridge Trail Equestrian and Recreation trails are located around the perimeter and throughout the park. The equestrian and recreational trails will accommodate leisure activities to and from the subject site. In addition, the trails will allow horses and pedestrians to access numerous Davie parks and other trails.
8. *Compatibility:* The new administration building is compatible with both existing and allowable uses on and adjacent to this property.

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## Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

### **Planning and Zoning:**

Illustrate the location of proposed light poles. All trees shall be shown a minimum of 15' from light poles on the site. *(This has been completed)*

Mechanical equipment and electrical transformers shall be screened on at least three sides by landscape materials of a minimum thirty-six (36) inches in height. *(This has not been completed for the dumpster location).*

### **Engineering:**

Add a cross section from the building to the east property line. *(The petitioner is has provided a cross section to the plans as per engineering comments)*

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## Staff Analysis

The submitted site plan is zoned RS, Recreation/Open Space District and is designated Residential 1 DU/AC on the Town of Davie Future Land Use Map. The Town's proposed Parks and Recreation administration building is permitted in both this zoning district and land use category. The architecture design of the administration building complements the Town's multipurpose building with only a slight variation.

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## Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the RS, Recreation/Open Space District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

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## Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval by staff:

1. As per § 12-111 (A) dumpster enclosure is to be screened with scrub materials 36" in height

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## Site Plan Committee Recommendation

At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve SP 1-03-05, Pine Island Park, based on the planning report. (Motion carried 5-0)

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## Town Council Action

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### Exhibits

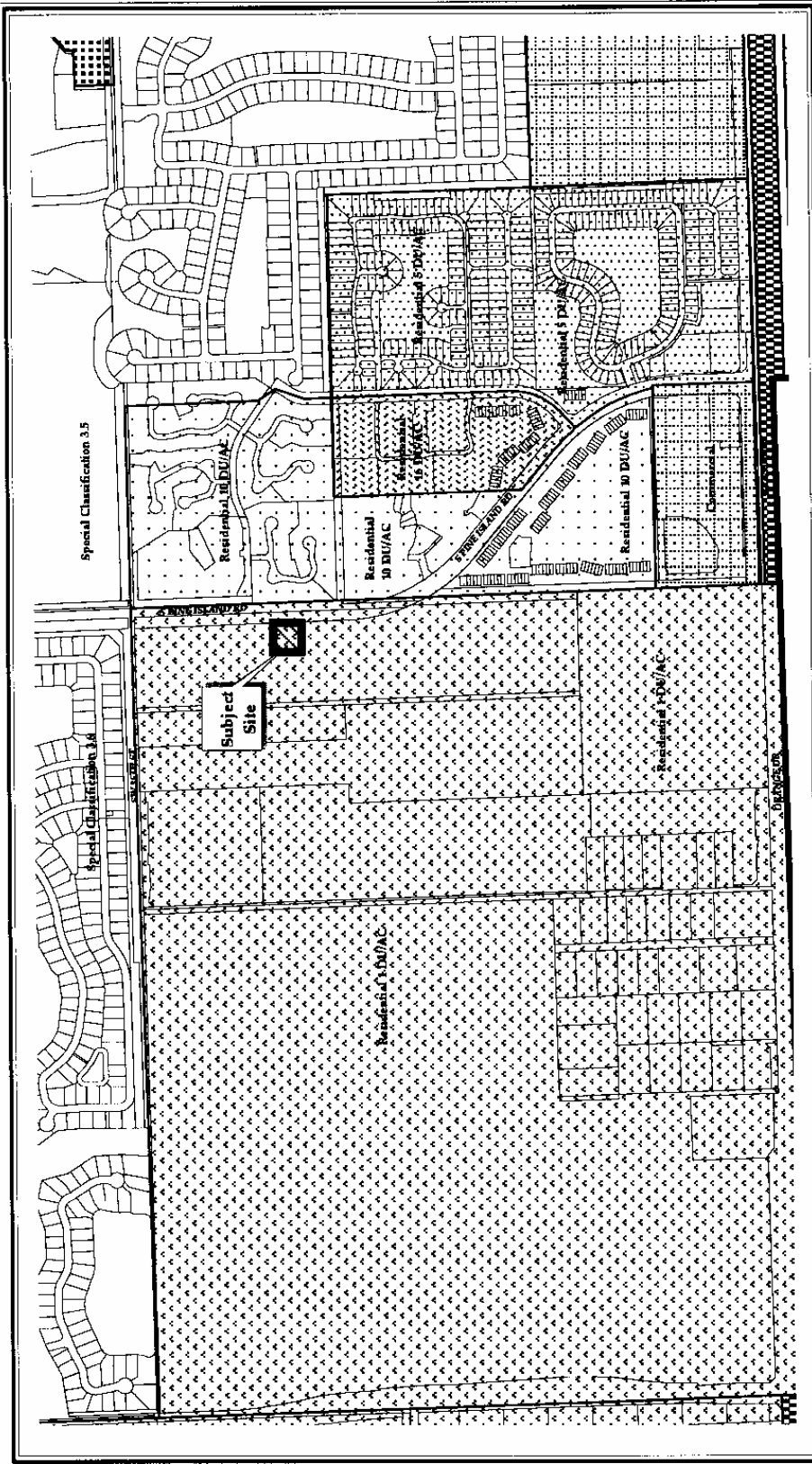
1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



# Exhibit 2 (Future Land Use Map)

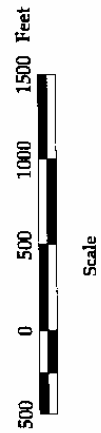


## Site Plan Application SP 1-3-05 / Parks & Recreation Admin. Building Future Land Use Map

Prepared By: D.M.A.  
Date Prepared: 4/4/05



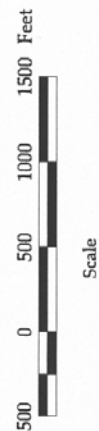
The Town of Davie  
Development Service Department  
Planning & Zoning Division



# Exhibit 3 (Aerial, Zoning, and Subject Site Map)



The Town of Davie  
Development Service Department  
Planning & Zoning Division



Site Plan Application  
SP 1-3-05 / Parks & Recreation Admin. Building  
Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.  
Date Prepared: 4/4/05